

Survey in the NW1/4 of the NE1/4, the SW1/4 of the NE1/4, and the SE1/4 of the NW1/4 of Section 11, Twp. 34 N., Rng. 4 E., W.M.

Short Plat No. PL00-0348

Notes

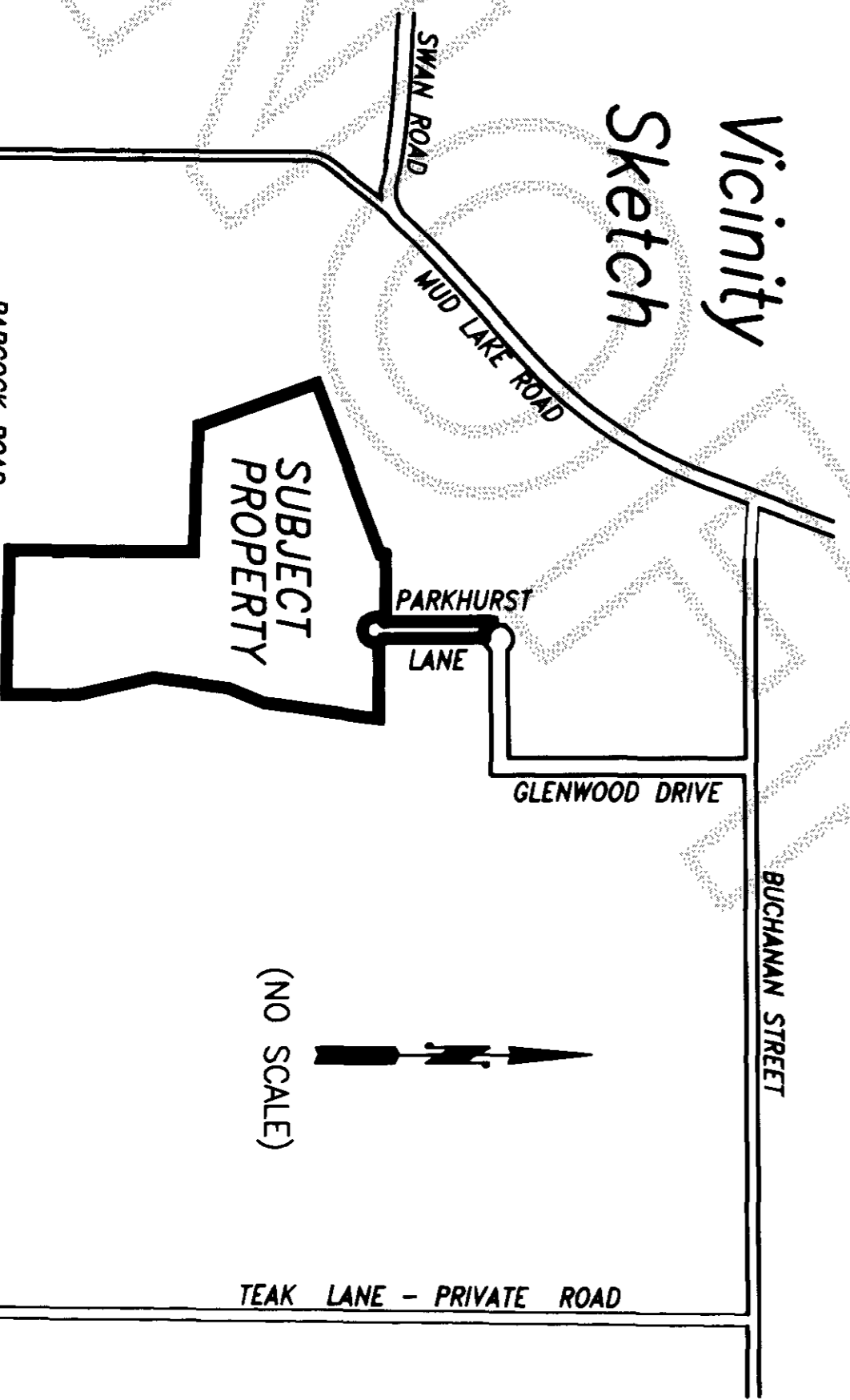
1. SHORT PLAT NUMBER AND DATE OF APPROVAL SHALL BE INCLUDED IN ALL DEEDS AND CONTRACTS.
2. ALL MAINTENANCE AND CONSTRUCTION OF ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION WITH THE LOT OWNERS AS MEMBERS. SEE MAINTENANCE AGREEMENT RECORDED UNDER A.F.#200205060132.
3. BASIS-OF-BEARINGS - ASSUMED 500'40'26"W ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 11.
4. COMPREHENSIVE PLAN DESIGNATION/ZONING - RURAL RESERVE (RR)/RURAL (RU).
5. SEWER - ALTERNATIVE SYSTEMS ARE PROPOSED FOR LOTS 1-4 OF THIS SHORT PLAT WHICH MAY HAVE SPECIAL DESIGN, CONSTRUCTION, AND MAINTENANCE REQUIREMENTS. SEE HEALTH OFFICER FOR DETAILS.
6. THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE USING: 2 SECOND DIGITAL ELECTRONIC TOTAL STATION, AND MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
7. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY RESIDENTIAL AND/OR COMMERCIAL STRUCTURES WHICH ARE NOT, AT THE TIME OF APPLICATION, DETERMINED TO BE WITHIN AN OFFICIAL DESIGNATED BOUNDARY OF A SKAGIT COUNTY FIRE DISTRICT.
8. CHANGE IN LOCATION OF ACCESS, MAY NECESSITATE A CHANGE OF ADDRESS. CONTACT SKAGIT COUNTY PLANNING AND PERMIT CENTER.
9. WATER - P.U.D. NO. 1 OF SKAGIT COUNTY.
10. ADDITIONAL CARD NOTES REQUIRED BY SCC 14.08.118(9)(c)(ii).
  - (A) OPEN SPACE WITHIN TRACTS, OR RESTRICTED UNDER NELE, USE COVENANTS AND/OR PLAT RESTRICTIONS SHALL REMAIN ESSENTIALLY UNIMPROVED WITH NO BUILDING, OR OTHER DEVELOPMENT ALLOWED EXCEPT THAT:
    - (i) RECREATIONAL BUILDINGS IN OS-RA AND OS-NRL (EXCEPT AG-NRL) MAY BE PERMITTED ONLY THROUGH A SPECIAL USE PERMIT IF THE SPECIAL USE APPLICATION DEMONSTRATES THEIR CLOSE ASSOCIATION TO THE SPECIFIC TYPE OF RECREATION PROPOSED AND SUCH PROPOSAL IS CONSISTENT WITH THE POLICIES OF THE COMPREHENSIVE PLAN AND SCC 14.04; AND
    - (ii) IN NATURAL RESOURCE ZONING DISTRICTS, NON-RESIDENTIAL BUILDINGS ACCESSORY TO NATURAL RESOURCE PRODUCTION ARE PERMITTED ACCORDING TO THE TERMS OF THE PLAT NOTE, AND FURTHER-PROVIDED THAT WITHIN AG-NRL NO MORE THAN FIVE PERCENT (5%), OR AS INDICATED IN THE NRELE OF THE LAND DESCRIBED IN THE NRELE SHALL BE COVERED BY STRUCTURES AND/OR NON-TILLABLE STRUCTURES.
  - (B) ONLY A PORTION OF THE LAND IN OPEN SPACE DESIGNATION SHALL BE USED FOR FUTURE DENSITY COMPUTATIONS, AND ONLY THEN BY UTILIZING THE LONG SUBDIVISION ORDINANCE, SCC 14.12, OR THE PROVISIONS OF RCW 36.17.060 AND FURTHERMORE, ONLY AFTER REMAINING THE FOLLOWING PERCENTAGES OF OPEN SPACE FROM THE ORIGINAL PARCEL (THE LAND PRIOR TO ANY SHORT CARD DIVISION):
    - (i) FIFTY PERCENT (50%) IN RURAL AREAS NOT SERVED BY PUBLIC WATER AND/OR SEWER
    - (ii) TEN PERCENT (10%) IF THE OPEN SPACE IS DESIGNATED OS-FD WITHIN ONE (1) MILE OF A UGA
    - (iii) SEVENTY-FIVE PERCENT (75%) IN AREAS SERVED BY PUBLIC SEWER AND WATER; AND
    - (iv) NINETY PERCENT (90%) IN AREAS DESIGNATED AGRICULTURE, INDUSTRIAL FOREST, SECONDARY FOREST, RURAL RESOURCE-NRL AND MINERAL RESOURCE LANDS IN THE COUNTY COMPREHENSIVE PLAN.
  - (C) NO FURTHER SUBDIVISIONS CAN ALLOW DENSITY CREDITS ON ANY NEWLY CREATED PARCEL IN EXCESS OF THAT ALLOWED BY THE COMPREHENSIVE PLAN ON THE ORIGINAL PARCEL.
11. SEE OPEN SPACE EASEMENT/AGREEMENT RECORDED UNDER A.F.#200205060132.
12. SEE PROTECTED CRITICAL AREAS AGREEMENT RECORDED UNDER A.F.#200205060132.
13. THIS PROPERTY MAY BE AFFECTED BY EASEMENTS OR ENCUMBRANCES CONTAINED IN DOCUMENTS FILED IN A.F.#425321; A.F.#896235; A.F.#7904100049; A.F.#7905110015; A.F.#7906010032; A.F.#4405070002; A.F.#200004200050.
14. THE COUNTY SHALL NOT ACCEPT DEDICATION OF ANY SHORT SUBDIVISION RURAL PRIVATE ROAD UNTIL SAID ROADWAY AND RIGHT-OF-WAY HAS BEEN BROUGHT UP TO FULL CURRENT COUNTY ROAD STANDARDS AS PER SECTION 3.03.
15. THIS PROPERTY LIES WITHIN 300 FEET OF LAND DESIGNATED NATURAL RESOURCE LANDS BY SKAGIT COUNTY. A VARIETY OF NATURAL RESOURCE ACTIVITIES OCCUR IN THE AREA THAT MAY BE INCONVENIENT OR CAUSE DISCOMFORT TO AREA RESIDENTS. THIS MAY ARISE FROM THE USE OF CHEMICALS, OR FROM SPRAYING OR EXTRACTIONS, WHICH OCCASIONALLY GENERATES DUST, SMOKE, NOISE AND ODOR. SKAGIT COUNTY HAS ESTABLISHED RESOURCE USES AS PRIORITY USES ON DESIGNATED NATURAL RESOURCE LANDS, AND RESIDENTS OF ADJACENT PROPERTY SHOULD BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT FROM NORMAL, NECESSARY NATURAL RESOURCE LAND OPERATIONS WHEN PERFORMED IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES AND LOCAL, STATE, AND FEDERAL LAW.
16. FLOODPLAIN - BUYER SHOULD BE AWARE THAT A PORTION OF LOT 4 (OS-FD) IS LOCATED IN THE FLOODPLAIN.

P.U.D. Easement Note

EASEMENTS ARE GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY ENABLING THE DISTRICT TO DO ALL THINGS NECESSARY OR PROPER IN THE CONSTRUCTION AND MAINTENANCE OF A WATER, SEWER, AND COMMUNICATION LINE, LINES OR RELATED FACILITIES, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, MAINTAIN, INSPECT, IMPROVE, REMOVE, RESTORE, ALTER, REPLACE, RELOCATE, CONNECT TO AND LOCATE AT ANY TIME A PIPE OR PIPES, LINE OR LINES OR RELATED FACILITIES, ALONG WITH NECESSARY APPURTENANCES FOR THE TRANSPORTATION OF WATER, SEWER, AND COMMUNICATION LINES TO AND FROM PUBLIC SERVICES OVER ACROSS, ALONG, IN AND UNDER THE LANDS AS SHOWN ON THIS PLAT TOGETHER WITH THE RIGHT OF INGRESS TO AND EGRESS FROM SAID LANDS ACROSS ADJACENT LANDS OF THE GRANTOR; ALSO, THE RIGHT TO CUT AND/OR TRIM ALL BRUSH, OR OTHER GROWTH STANDING OR GROWING UPON THE LANDS OF THE GRANTOR WHICH, IN THE OPINION OF THE DISTRICT, CONSTITUTES A MENACE OR DANGER TO SAID LINE(S) OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANTOR AGREES THAT TITLE TO ALL BRUSH, OTHER VEGETATION OR DEBRIS TRIMMED CUT, AND REMOVED FROM THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

GRANTOR, ITS HEIRS SUCCESSORS, OR ASSIGNS HEREBY CONVEYS AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANTOR SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANTOR'S PROPERTY SO AS NOT TO INTERFERE WITH, OBSTRUCT OR ENDANGER THE USEFULNESS OF ANY IMPROVEMENTS OR OTHER FACILITIES, NOW OR HEREAFTER MAINTAINED UPON THE EASEMENT OR IN ANY WAY INTERFERE WITH, OBSTRUCT OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

Vicinity Sketch



04/12/02	REMOVED UNNEEDED SIGNATURE LINES	JLA												
01/02/02	ADDED P.U.D. ESMT. NOTE, ETC.	SRM												
10/10/01	REFORMATTED, ADDED NOTES, ETC.	SRM												
DATE	REVISION	BY	JOB#	99270	DRAWN	SRM	CHECKED	JLA	DATE	09/JUN/00	SCALE	1" = 100'	SHEET	1 OF 2

Legal Description

PARCEL "A": LOT 1 OF "PLAT OF SUNSET ADDITION TO CLEAR LAKE, SKAGIT COUNTY, WASH.", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 38, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THE WESTERLY 1/2 OF THE VACATED STREET ALONG THE EASTERLY LINE OF SAID LOT 1 WHICH UPON VACATION BY SKAGIT COUNTY COMMISSIONER'S RECORDS VOLUME 23, PAGE 156, REVERTED TO SAID PREMISES BY OPERATION OF LAW.

PARCEL "B": WEST 253.31 FEET OF THE 20 FOOT STRIP OF DEDICATED LAND SOUTH OF AND ADJACENT TO LOT 14, BLOCK 1, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 24, AS VACATED BY FINAL ORDER OF VACATION NO. 7644, DATED DECEMBER 13, 1978, AND RECORDED DECEMBER 21, 1978, UNDER AUDITOR'S FILE NO. 893576.

PARCEL "C": THAT CERTAIN 60 FOOT STRIP OF LAND LABELED PARKHURST LANE AS SHOWN ON THE FACE OF SHORT PLAT NO. 109-78, APPROVED FEBRUARY 7, 1979, RECORDED FEBRUARY 7, 1979, IN VOLUME 3 OF SHORT PLATS, PAGE 68, UNDER AUDITOR'S FILE NO. 896297, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND BEING A PORTION OF LOTS 12 AND 14, BLOCK 1, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", AS PER PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 24, RECORDS OF SAID COUNTY AND STATE.

PARCEL "D": THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE SOUTH 00°40'26" WEST ALONG THE EAST LINE THEREOF, A DISTANCE OF 1,935.21 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 87°57'59" WEST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, A DISTANCE OF 436.87 FEET; THENCE NORTH 19°24'24" WEST, A DISTANCE OF 437.41 FEET; THENCE NORTH 69°37'01" EAST, A DISTANCE OF 628.93 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE SOUTH 00°40'26" WEST ALONG THE EAST LINE OF SAID SUBDIVISION, A DISTANCE OF 647.16 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

Consent

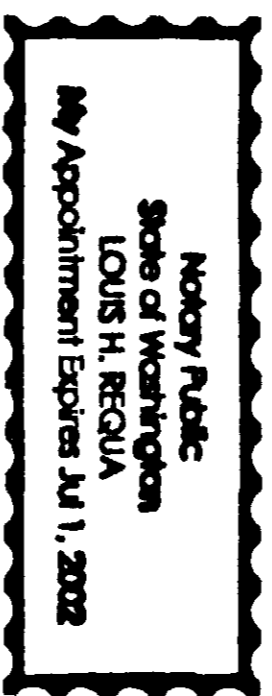
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED SUBDIVIDERS HEREBY CERTIFY THAT THIS SHORT PLAT IS MADE AS OUR FREE AND VOLUNTARY ACT AND DEED.

*Thomas A. Stakkeland* Linda K. Stakkeland  
THOMAS A. STAKKELAND LINDA K. STAKKELAND

Acknowledgments

STATE OF WASHINGTON, COUNTY OF SKAGIT  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS A. STAKKELAND AND LINDA K. STAKKELAND H/W SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

NOTARY SIGNATURE *James St. Jacques* TITLE *Notary*  
DATE *4/17/02* MY APPOINTMENT EXPIRES *6/1, 2002*



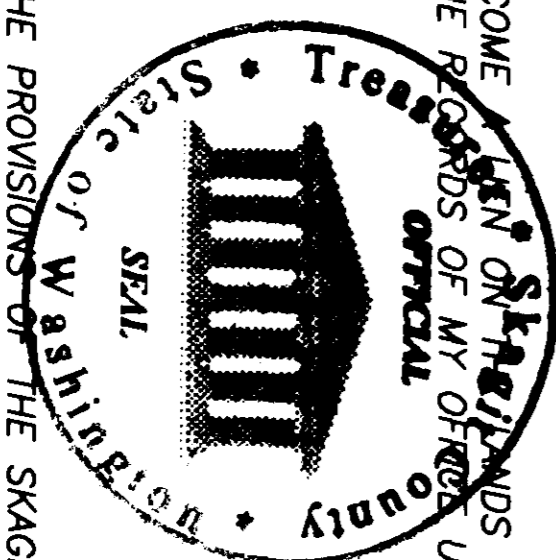
Treasurer's Certificate

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME DUE ON THE LANDS HEREN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE UP TO AND INCLUDING THE YEAR 2002.

*David Reaman* Skagit County Treasurer  
DATE *5/1/02*

Approvals

THE WITHIN AND FOREGOING SHORT PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE SKAGIT COUNTY SHORT PLAT ORDINANCE THIS *22nd* DAY OF *May*, 2002.  
*Steve Kuller* Skagit County Administrator  
*Steve Kuller* COUNTY ENGINEER



Short Plat (CARD) for Tom and Linda Stakkeland

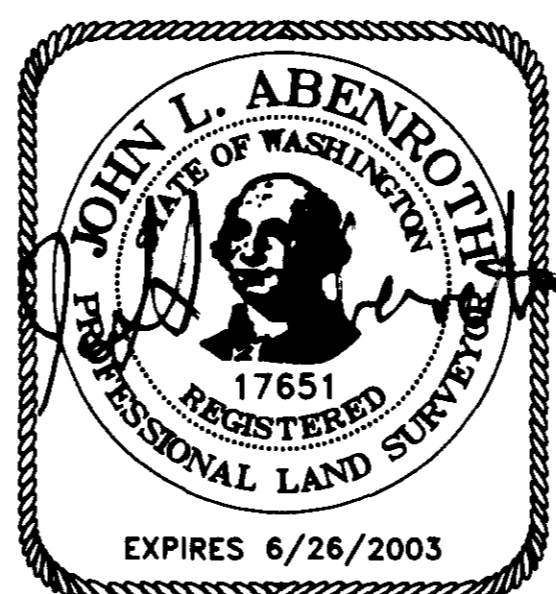
AUDITOR'S CERTIFICATE

Filed for record this *6th* day of *May*, 2002 at *41* minutes past *10* o'clock, A.M., as A.F.# *200205060132*  
*Noima Brummett* County Auditor or Deputy Auditor  
*Melody Demosssett*

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in November 2001 at the request of Tom and Linda Stakkeland.

John L. Abenroth CERT#17651  
Date *4/12/2002*



200205060132  
Skagit County Auditor  
5/6/2002 Page 2 of 2 10:41AM

Short Plat No. P100-0348

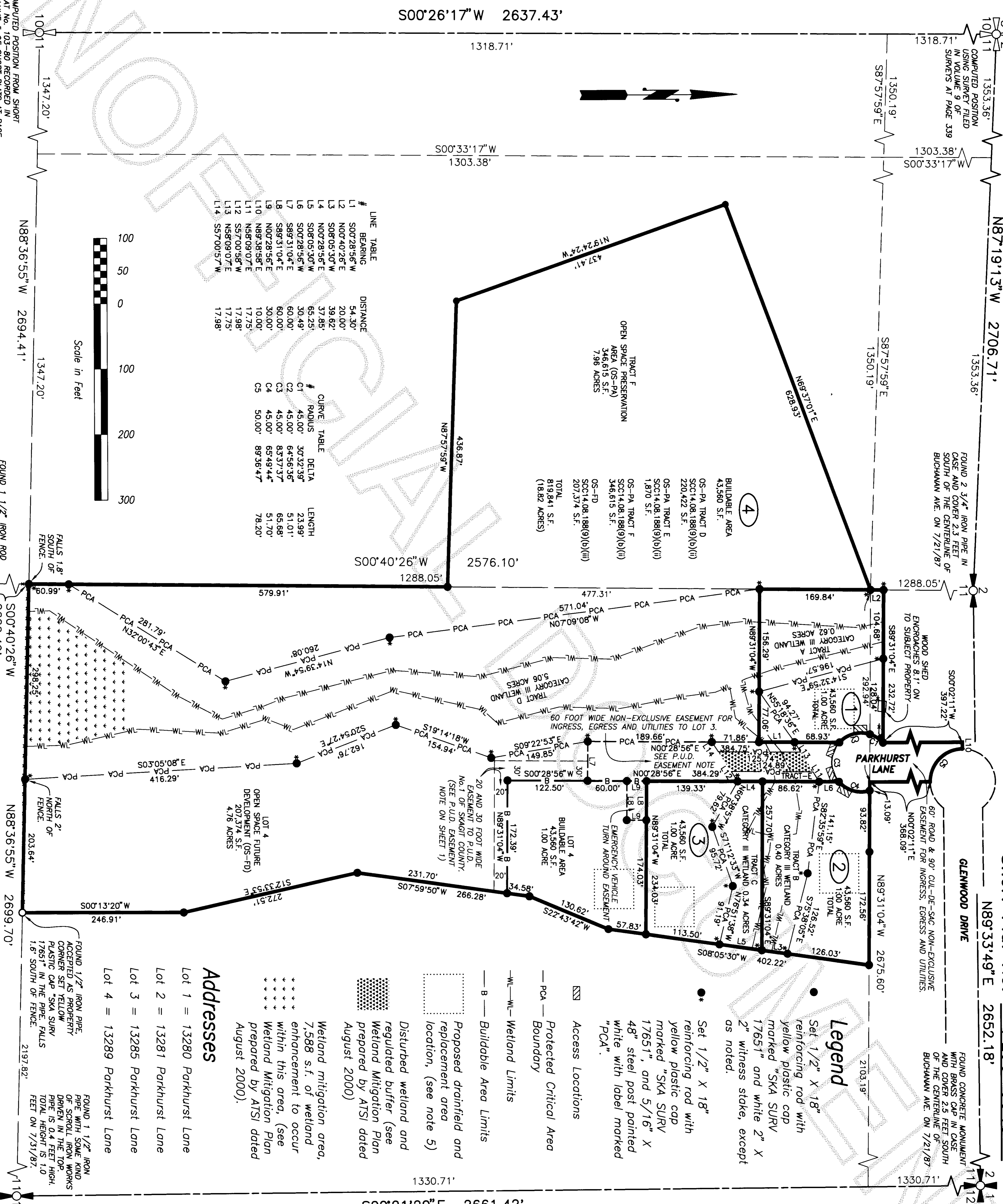
N89°33'49"E 2652.18'

COMPUTED POSITION  
USING SURVEY FILED  
IN VOLUME 9 OF  
SURVEYS AT PAGE 339

FOUND 2 3/4" IRON PIPE IN  
CASE AND COVER 2.3 FEET  
SOUTH OF THE CENTERLINE OF  
BUCHANAN AVE. ON 7/21/87

WOOD SHED  
ENKORACHES R.I. ON  
TO SUBJECT PROPERTY

FOUND CONCRETE MONUMENT  
WITH BRASS CAP IN CASE  
AND COVER 2.5 FEET SOUTH  
OF THE CENTERLINE OF  
BUCHANAN AVE. ON 7/21/87



COMPUTED POSITION FROM SHORT  
PLAT No. 103-80 RECORDED IN  
VOLUME 5 OF SHORT PLATS AT PAGE  
39 UNDER A.F. No. 8103260002

01/03/02	ADDED P.U.D. ESMT. CORRECTIONS, ETC.	SRM
12/03/01	WETLAND MITIGATION AREA, NEW P.C.A.S., ETC.	SRM
10/10/01	REFORMATTED, NEW P.C.A.S., LOT 4, ETC.	SRM
DATE	REVISION	BY

FOUND 1 1/2" IRON ROD  
0.35" HIGH AND 0.9 FEET  
NORTH OF AN EAST-WEST  
FENCE LINE ON 1/17/00

FOUND 1 1/2" IRON ROD  
SOUTH OF  
FENCE

FOUND 2" IRON PIPE  
NORTH OF  
FENCE

FOUND 1 1/2" IRON  
PIPE WITH SOME KIND  
OF SCROLL IRON WORKS  
DRAWN IN THE TOP.  
PIPE IS 0.4 FEET HIGH.  
TOTAL HEIGHT IS 1.0  
FEET ON 7/31/87.

DATE	09/JUN/00
SCALE	1" = 100'
SHEET	2 OF 2
CHECKED	jia
DATE	09/JUN/00
DRAWN	SRM
JOB#	99270

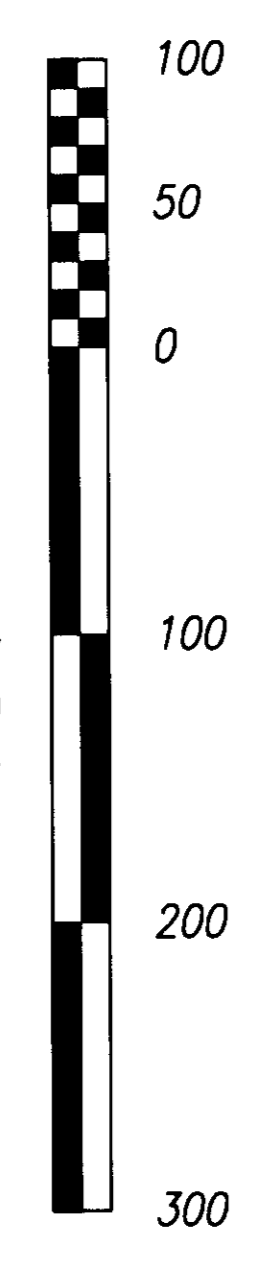
Short Plat (CARD) for  
Tom and Linda Stakkeland

LINE TABLE

#	BEARING	DISTANCE
L1	S00°28'56"W	54.30'
L2	N00°40'26"E	20.00'
L3	S08°05'30"W	39.62'
L4	N00°28'56"E	37.85'
L5	S08°05'30"W	65.25'
L6	S00°28'56"W	30.49'
L7	S89°31'04"E	60.00'
L8	S89°31'04"E	60.00'
L9	N00°28'56"E	30.00'
L10	N89°38'58"E	10.00'
L11	N89°09'07"E	17.75'
L12	S57°00'58"W	17.98'
L13	N58°09'07"E	17.75'
L14	S57°00'57"W	17.98'

CURVE TABLE

#	RADIUS	DELTA	LENGTH
C1	45.00'	30°32'39"	23.99'
C2	45.00'	64°56'36"	51.01'
C3	45.00'	83°37'37"	65.68'
C4	45.00'	65°49'44"	51.70'
C5	50.00'	89°36'47"	78.20'

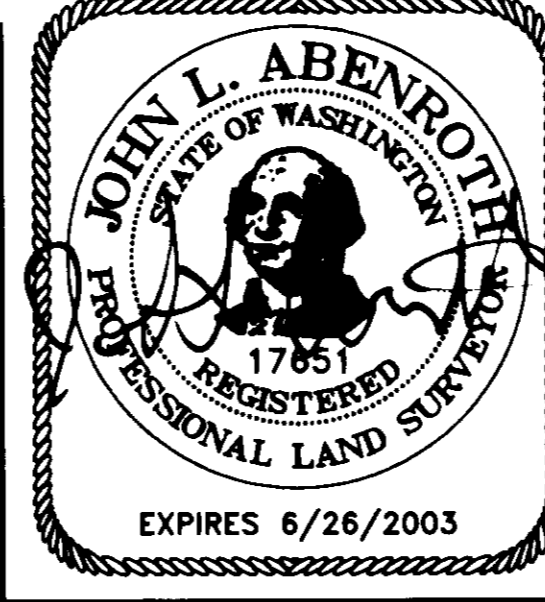


- Legend**
- Set 1/2" X 18" reinforcing rod with yellow plastic cap marked "SKA SURV 17651" and white 2" X 2" witness stake, except as noted.
  - Access Locations
  - Protected Critical Area
  - Boundary
  - Wetland Limits
  - Buildable Area Limits
  - Proposed drainfield and replacement area location, (see note 5)
  - Disturbed wetland and regulated buffer (see Wetland Mitigation Plan prepared by ATSI dated August 2000)
  - Wetland mitigation area, 7,588 s.f. of wetland enhancement to occur within this area, (see Wetland Mitigation Plan prepared by ATSI dated August 2000).

- Addresses**
- Lot 1 = 13280 Parkhurst Lane
  - Lot 2 = 13281 Parkhurst Lane
  - Lot 3 = 13285 Parkhurst Lane
  - Lot 4 = 13289 Parkhurst Lane

**Skagit Surveyors & Engineers**

806 Metcalf St., Sedro-Woolley, WA 98284 Phone: (360) 855-2121 FAX: (360) 855-1658



**SURVEYOR'S CERTIFICATE**  
This map correctly represents a survey made by me or under my direction in conformance with the Survey Recording Act in November 2001 at the request of Tom and Linda Stakkeland

John L. Abenroth CERT#17651  
Date 3/14/2002

**AUDITOR'S CERTIFICATE**  
Filed for record this 14th day of May, 2002 at 41 minutes past 10 o'clock, A.M., as A.F.# 200205060132  
Noma Brummett by  
County Auditor or Deputy Auditor  
Melody Demosetti